

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF APRIL 9, 2008 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 7:00 PM: Members Present: Art Rugg; Rick Brideau, Ex-Officio; John Farrell;
6 Kathy Wagner, Ex-Officio; Charles Tilgner, P.E., Ex-Officio; Mary Soares; Laura El-
7 Azem, alternate member; Melissa Nemon, alternate member; Chris Davies,
8 alternate member
9

10 Also Present: André Garron, AICP; Tim Thompson, AICP; John Trottier, P.E.;
11 Cathy Dirsra, Planning Department Secretary
12

13 A. Rugg called the meeting to order at 7:02 PM. A. Rugg appointed L. El-Azem to
14 vote for R. Nichols and M. Nemon to vote for L. Wiles and C. Davies to vote for P.
15 DiMarco's vacant position.
16

17 **Administrative Board Work**
18

19 A. Plans to Sign – Zannini Subdivision, Map 18, Lot 27
20

21 J. Trottier said all precedent conditions for approval have been met and the
22 staff recommends signing the plans.

23 **J. Farrell made a motion to authorize the Chair and Secretary to sign**
24 **the plans. M. Soares seconded the motion. No discussion. Vote on the**
25 **motion: 9-0-0.**

26 A. Rugg said the plans will be signed at the conclusion of the meeting.
27

28 B. Plans to Sign – LHRA Site Plan, Map 14, Lot 44-11
29

30 J. Trottier said all precedent conditions for approval have been met and the
31 staff recommends signing the plans.

32 **J. Farrell made a motion to authorize the Chair and Secretary to sign**
33 **the plans. R. Brideau seconded the motion. No discussion. Vote on the**
34 **motion: 9-0-0.**

35 A. Rugg said the plans will be signed at the conclusion of the meeting.
36

37 C. Signing of Minutes – March 5 & 12
38

39 Minutes for March 5 and March 12 have been signed.
40

41 D. Discussions with Town Staff - NHHFA position on HB 1472
42

43 T. Thompson said the Board can review this info on their PC's tonight, as he
44 has compiled information sent from Ben frost from NH Housing Finance
45 Authority.

46 K. Wagner said she noticed that the vote was very close. A. Rugg said this
47 has gone to the Senate. The Board is not opposed, but feels it's the wrong
48 language for the bill.

1 A. Garron said there is a need for affordable housing. We just concluded our
2 own Housing Task Force which determined that there is definitely a need for
3 affordable housing in Town. He stated that companies will calculate their
4 decisions to move their business here based on whether or not affordable
5 housing for their workforce is available.

6 **J. Farrell made a motion for the Chairman to create a draft letter to**
7 **address the criteria and improve the language. R. Brideau seconded**
8 **the motion.** Vote on the motion 9-0-0.

9
10 A. Garron said the Housing Task Force held their last meeting and put
11 together a final report to present to the Town Council, which is expected to
12 happen in May or June. He said that John Vogl did an excellent job pulling
13 together all the information on the properties involved.

14
15 **Public Hearings**

16
17 A. Small Area Master Plan – Survey Discussion follow-up

18
19 T. Thompson said that he and A.Garron received an updated estimate from
20 UNH for conducting a survey for the small area master plan. A phone survey
21 or mail survey are the best prospects, but a phone survey is the preferred
22 method.

23 Scott Mackee, asked if we could just publish it in the papers vs. calling
24 because people have unlisted numbers. L. El-Azem explained that we can't
25 have people responding in that method because we can't guarantee that we
26 are not receiving multiple responses from the same people. Board consensus
27 was to proceed with a phone survey.

28
29 B. Manchester YMCA, Map 15, Lots 25 & 26 - Continued Public Hearing for a Site
30 Plan to construct an in-ground pool, changing area, small hard surface play
31 area and athletic field.

32
33 Lisa Fitzgerald, YMCA Branch Director and Lynn Zebrowski from Keach
34 Nordstrom presented their findings after meeting with the abutters. They also
35 mentioned that one of the residents (Mr. Galien) was concerned with the
36 possibility of children coming onto his properties. L. Zebrowski said they can
37 place a chain-link fence as a barrier to keep children and soccer balls etc. off
38 his property. They said the property owners agreed that they would prefer
39 trees as a barrier. L. Zebrowski said they will also add a gate to block the
40 pathway from everyone except emergency vehicles.

41
42 J.Trottier agreed with all the changes except to add signage for the
43 emergency access gate. He then referenced the DPW/Stantec memo with the
44 design review comments.

45 T. Thompson said the applicant did not submit any revised plans for this
46 meeting, and that staff recommends conditional approval as outlined in the
47 staff recommendation memo.

48
49 M. Nemon recused herself from this vote because she is part of the Heritage
50 United Way, which is a non-profit organization that provides funding for the

1 YMCA.

2
3 A. Rugg asked for public input.

4
5 Steven Martel, 5 Clark Rd, said his wife works evenings and they are
6 concerned that the noise from these activities will keep her awake during the
7 daytime when she would be trying to rest. He read into the record a letter
8 from his wife, Marilou Martel, who is a registered nurse.

9
10 Karl Galien, 9 Clark Rd, he works nights and hears noise during the day. He
11 appreciates the fence for security reasons, but agrees with Mr. Martel that
12 the noise is a concern and a chain-link fence will not keep out the noise.
13 S. Martel asked what the hours of operation are. L. Fitzgerald said the hours
14 are 7am-6pm Monday-Friday and currently they are not open on weekends,
15 but they may open for Saturdays only from 9am-12pm.

16
17 **J. Farrell made a motion to conditionally approve the Manchester**
18 **YMCA site plan with the following conditions:**

19
20 "Applicant", herein, refers to the property owner, business owner, or
21 organization submitting this application and to his/its agents, successors, and
22 assigns.

23
24 **PRECEDENT CONDITIONS**

25
26 All of the precedent conditions below must be met by the Applicant, at the
27 expense of the Applicant, prior to certification of the plans by the Planning
28 Board. Certification of the plans is required prior to commencement of any
29 site work, any construction on the site or issuance of a building permit.

- 30
31 1. The Applicant shall provide in the plan set the revisions to the fencing,
32 landscaping, and gate at the emergency access drive, as was presented
33 to the Planning Board on April 9. In addition, the applicant shall provide
34 appropriate signage for the emergency access (no parking, etc.)
35 meeting the approval of the Planning & Public Works Departments, and
36 verify the proposed emergency access gate meets the approval of the
37 Fire Department.
38
39 2. The Applicant has not provided utility clearance letters from Verizon per
40 section 3.06 of the regulations, but proposes changes to the existing
41 utilities under this application. The Applicant shall obtain utility
42 clearance letters for the proposed site in accordance with the
43 regulations and provide copies for the Planning Department's file.
44
45 3. The Applicant shall provide the Owner's signature on the existing
46 conditions plan and the site plan. In addition, the Applicant shall note
47 the case number and date of the variances granted for the site on the
48 cover sheet. Also, the Applicant shall indicate the updated NHDES
49 Sewer Discharge Permit and an updated Londonderry Sewer Discharge

1 Permit approval numbers in the notes on the cover sheet under this
2 application.
3

- 4 4. The Applicant noted the location of the existing gas line is unknown in
5 the response letter. The Applicant shall note this specifically on the
6 utility plan and clarify the location of the existing gas serving the
7 building will need to be determined prior to construction.
8
- 9 5. The Applicant shall revise note 8 on the site plan as necessary, meeting
10 the approval of the Town and Historical Society.
11
- 12 6. The Applicant shall update the sanitary sewer service trench detail on
13 sheet 11 to indicated proper bedding consistent with the cleanout detail.
14 In addition, the Applicant shall correct the note reference in the sanitary
15 manhole detail to 5 (vs. 7). Also, the Applicant shall note the manhole
16 cover as H-20 loading as typically required by the Town.
17
- 18 7. The Applicant shall revise the certification on sheet 8 to state NHDOT
19 (vs. Town of Londonderry).
20
- 21 8. The Applicant shall verify the comments of the Sewer Division have
22 been adequately addressed with the Sewer Division.
23
- 24 9. Note all waivers granted on the plan.
25
- 26 10. The Applicant shall provide a digital (electronic) copy of the complete
27 final plan sent to the Town at the time of signature by the Board in
28 accordance with Section 2.05.n of the regulations.
29
- 30 11. Financial guaranty if necessary.
31
- 32 12. Final engineering review
33

34 **PLEASE NOTE -** Once these precedent conditions are met and the plans are
35 certified the approval is considered final. If these conditions are not met
36 within 120 days to the day of the meeting at which the Planning Board grants
37 conditional approval the board's approval will be considered to have lapsed
38 and re-submission of the application will be required. See RSA 674:39 on
39 vesting.
40

41 **GENERAL AND SUBSEQUENT CONDITIONS**

42 All of the conditions below are attached to this approval.
43
44

- 45 1. **No construction or site work for the amended site plan may be**
46 **undertaken until the pre-construction meeting with Town staff**
47 **has taken place, filing of an NPDES-EPA Permit and the site**
48 **restoration financial guaranty is in place with the Town.** Contact
49 the Department of Public Works to arrange for this meeting.
50

- 1 2. The project must be built and executed exactly as specified in the
2 approved application package unless modifications are approved by the
3 Planning Department & Department of Public Works, or if staff deems
4 applicable, the Planning Board.
5
- 6 3. All of the documentation submitted in the application package by the
7 Applicant and any requirements imposed by other agencies are part of
8 this approval unless otherwise updated, revised, clarified in some
9 manner, or superseded in full or in part. In the case of conflicting
10 information between documents, the most recent documentation and
11 this notice herein shall generally be determining.
12
- 13 4. All site improvements must be completed prior to the issuance of a
14 certificate of occupancy. In accordance with Section 6.01.d of the Site
15 Plan Regulations, in circumstances that prevent landscaping to be
16 completed (due to weather conditions or other unique circumstance),
17 the Building Department may issue a certificate of occupancy prior to
18 the completion of landscaping improvements, if agreed upon by the
19 Planning & Public Works Departments, when a financial guaranty (see
20 forms available from the Public Works Department) and agreement to
21 complete improvements are placed with the Town. The landscaping
22 shall be completed within 6 months from the issuance of the certificate
23 of occupancy, or the Town shall utilize the financial guaranty to contract
24 out the work to complete the improvements as stipulated in the
25 agreement to complete landscaping improvements. **No other**
26 **improvements shall be permitted to use a financial guaranty for**
27 **their completion for purposes of receiving a certificate of**
28 **occupancy.**
29
- 30 5. As built site plans must to be submitted to the Public Works Department
31 prior to the release of the Applicant's financial guaranty.
32
- 33 6. It is the responsibility of the Applicant to obtain all other local, state,
34 and federal permits, licenses, and approvals which may be required as
35 part of this project (that were not received prior to certification of the
36 plans). Contact the Building Department at extension 115 regarding
37 building permits.
38

39 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 8-**
40 **0-0.** Plan is conditionally approved.

41
42 M. Nemon rejoined the Board.

43
44 C. Public Hearing - Rezoning Request - Map 15, Lot 96 - From AR-I to I-I

45
46 Tom Duffy, presented their plans to rezone a portion of this parcel from AR-I
47 to I-I. He said this is the site has a project in design review for an industrial
48 use that is on hold until the zoning issues are resolved. The Coltey lot to the
49 south has been conditionally rezoned, similar to their request, where the
50 Barron's Appliances site plan was previously submitted, but they had

1 withdrawn the plan, and the Coltey lot remains AR-I today.

2
3 T. Thompson stated that the applicant has plans in pre-application design
4 review for both a subdivision, and a site plan for an industrial use of the new
5 lot that will front on Jacks Bridge Road. The lot that will front on Clark Road
6 is proposed to remain zoned AR-I, and the existing home would remain.
7 Currently, without either this rezoning, or a use variance from the ZBA, the
8 lot cannot be developed industrially.

9
10 The 2004 Master Plan identifies this area of Jack's Bridge Road as one of the
11 primary target areas for industrial development in the Town of Londonderry.
12 The Plan calls for the AR-I zoned lots in the "triangle area" of Clark & Jacks
13 Bridge Road to be rezoned accordingly, so that industrial development can
14 occur in this area. In addition, a portion of the lot to the south was
15 conditionally rezoned to I-I by the Town Council in 2005, in a similar fashion
16 to this proposal.

17
18 The applicant requests the rezoning of a portion of the above referenced lot
19 from AR-I to I-I. The parcel is located along Clark Road and Jacks Bridge
20 Road.

21
22 The rezoning is consistent with the Master Plan and the conditional rezoning
23 of the Coltey lot to the south. As such, staff recommends that the Planning
24 Board recommend this rezoning, from AR-I to I-I to the Town Council with
25 the following condition:

26
27 ***That the rezoning not become effective until both the subdivision***
28 ***of the lot into 2 lots and the site plan for the industrial use of the***
29 ***new lot are approved by the Planning Board.***

30
31 A. Garron asked how the property would be taxed once the lots are rezoned.
32 K. Marchant, Assessor, said they would be taxed as industrial property.

33
34 A. Rugg asked for public input, but there was none.

35
36 **J. Farrell made a motion to recommend to the Town Council the**
37 **rezoning of Map 15, Lot 96 from AR-I to I-I, as recommended by staff**
38 **with the conditions in the staff recommendations memo dated April**
39 **9, 2008. R. Brideau seconded the motion. No discussion. Vote on the**
40 **motion: 9-0-0. A. Rugg said the recommendation will be sent to the Town**
41 **Council.**

42
43 D. Public Hearing - Zoning Ordinance Amendments for Portable Storage
44 Structures, Residential Lot Size Table, and temporary use of manufactured
45 housing following fire damage to residential homes.

46
47 T. Thompson summarized the proposed amendments for the Board (see
48 attachment #1).

49 T. Thompson read into the record a letter from Mike Brown, 5 Carousel Court.
50 Frank Holdsworth, Code Enforcement, was present to answer any questions.

1 He said that this will give people 45 days and it can be extended to 90 days
2 and it can be extended beyond that with no additional fees. He said that the
3 current zoning does not include portable storage units, therefore, we need to
4 include them in order for them not to be illegal, as they are now.

5 Mark Fortin, owner of Fortin modular storage, doesn't understand what is
6 driving these changes. He feels this should be addressed on a case by case
7 basis.

8 Scott Mackee, Pillsbury Rd, said he just purchased storage containers and is
9 concerned that he may have to get rid of the containers. M. Soares said if he
10 obtains a building permit he will be allowed to leave them there until his
11 home renovations are complete.

12 Jim Fudala, 21 Noyes Rd, said he doesn't like the amount of time that is
13 allowed for these units. He feels it should be longer. A. Rugg said there are
14 extensions allowed. T. Thompson said there is no limit on the amount of time
15 for a hardship extension.

16 Ken Kadudy, 26 South Rd, feels the town is over reacting on this issue. He
17 thinks some of these storage units look better than some sheds.

18 J. Farrell asked the other Board members if we should address the residential
19 needs separately from the commercial needs.

20 T. Thompson suggested moving the residential & mobile homes to the town
21 council and to continue the temporary storage to another public hearing.
22

23 **J. Farrell made a motion that we recommend to the Town Council**
24 **adopting the amendments to Section of the Zoning Ordinance**
25 **(Residential Lot Size Table, and temporary use of manufactured**
26 **housing following fire damage to residential homes) and to continue**
27 **the public hearing for Portable Storage Structures to May 14 at 7PM.**
28 **R. Brideau seconded the motion. No discussion. Vote on the motion: 8-**
29 **1-0 (R. Brideau opposed).** The recommendation for temporary use of
30 mobile homes and lot sizing will be sent to the Town Council, the public
31 hearing on Portable Storage Structures will be continued to May 14 at 7PM.
32

- 33 E. Public Hearing - Stonewall preservation/reconstruction amendments to the
34 Subdivision and Site Plan Regulations

35
36 T. Thompson summarized the proposed amendments for the Board (see
37 attachment #2).
38

39 A. Rugg asked for public comment. There was none.
40

41 **J. Farrell made a motion to adopt the Stonewall**
42 **preservation/reconstruction amendments to the Subdivision and Site**
43 **Plan Regulations. R. Brideau seconded the motion. No discussion. Vote**
44 **on the motion: 9-0-0.** Amendments are adopted.
45

- 46 F. Workshop - Street Naming/Addressing Ordinance w/ Assessing & Fire
47 Departments
48

49 Karen Marchant, Town Assessor, summarized the requested changes for the
50 Board (see attachment #3). T. Thompson stated that this is part of the

1 general code of ordinances, no action needed by the Planning Board. These
2 changes will need to be adopted by the Town Council.

3
4 G. Workshop - Historic Properties Preservation Zoning Amendments

5
6 T. Thompson summarized the findings for the Board (see attachment #4). He
7 suggested putting two tiers in place for historic properties in the CO district.
8 Historic property bordered by commercial should be on a different tier than
9 those that are in strictly residential areas.

10
11 The Board agreed with the amendments.

12
13 **Other Business**

14
15 None.

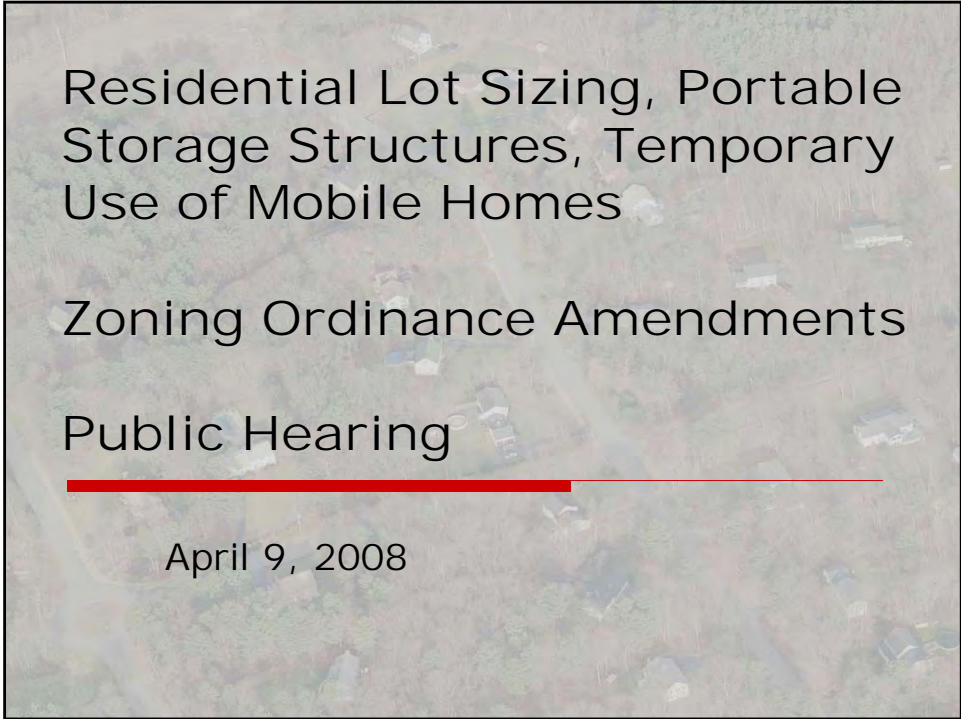
16
17 **Adjournment:**

18
19 **J. Farrell made a motion to adjourn the meeting. R. Brideau seconded the**
20 **motion.** No discussion. **Vote on the motion: 9-0-0.** Meeting adjourned at 10:20
21 PM.

22
23
24
25 These minutes prepared by Cathy Dirsas, Planning Department Secretary.

26
27
28
29 Respectfully Submitted,

30
31
32
33
34 Mary Wing Soares, Secretary
35



Residential Lot Sizing, Portable Storage Structures, Temporary Use of Mobile Homes

Zoning Ordinance Amendments

Public Hearing

April 9, 2008



Summary of Proposed Changes

- Amend Section 2.3.1.2.2, revising the time period one is allowed to occupy a temporary manufactured housing unit on a lot while replacing a primary structure due to fire damage, consistent with the updated RSA 674:32, II.
 - Amend Section 2.3.1.3.1, Table 2 (Minimum Lot Size), to be consistent with the updated soil based lot sizing standards of the Society of Soil Scientists of Northern New England.
 - Add new Section 2.3.1.9 – Portable Storage Structures, establishing standards for the use of portable storage structures in the AR-I District.
-

Summary of Proposed Changes

- Add new Section 2.4.2.12 – Portable Storage Structures, establishing standards for the use of portable storage structures in the Commercial Districts.
- Add new Section 2.5.1.3.12 – Portable Storage Structures, establishing standards for the use of portable storage structures in the Industrial Districts.
- Add new definition of “STORAGE STRUCTURE, PORTABLE” to Section 4.7, Definitions.

Section 2.3.1.2.2

2.3.1.2.2 In instances where a dwelling located in the agricultural-residential (AR-I) district has been damaged by fire or other catastrophe, and is being rebuilt or repaired, it shall be permissible to occupy one manufactured housing unit on a lot for a period not exceeding 12 months, or until a certificate of occupancy for the replacement structure is issued, per RSA 674:32 II.

2.3.1.3 Residential Lot Size Requirements

2.3.1.3.1 Minimum Lot Area

2.3.1.3.1.1 Single or two-family lots served by municipal water and sewer will not be subject to the high intensity soils survey requirements described below. Minimum lot sizes and frontage requirements for lots with municipal water and sewer shall be according to Table 1 listed in this section

Deleted: one hundred and twenty (120) days if the Building Inspector deems it advisable. This period may be extended an additional sixty (60) days because of complicating circumstances as determined by the Building Inspector

Section 2.3.1.3.1, Table 2

- Replace current lot size table with the updated HISS standards from SSSNNE (new soil groups added, different calculations).

- Sample:

- Current Ordinance:

Soil Type	Slope B	Slope C	Slope D	Slope E
11X-H	68,000	76,000	86,000	100,000

- Proposed:

Soil Type	Slope B	Slope C	Slope D	Slope E
114-H	77,000	89,000	106,000	132,000
117-H	54,500	60,500	67,500	77,000
118-H	65,750	74,750	86,750	104,500

Portable Storage – AR-I District

2.3.1.9 Portable Storage Structures: The use of portable storage structures are allowed in the AR-I District under the following conditions:

2.3.1.9.1 There must be no more than one portable storage structure per property.

2.3.1.9.2 The portable storage structure must be no larger than ten feet wide, twenty feet long, and 10 feet high.

2.3.1.9.3 A portable storage structure shall not remain at any property in excess of 45 consecutive days and shall not be placed on any one property in excess of 90 days in any calendar year. A building permit is required for placement of a portable storage structure on a property.

2.3.1.9.3.1 The Permit for a portable storage structure may be upon approval by the Building Department when an applicant demonstrates a reasonable hardship necessitating the extension. Such extension shall be made in writing to the Building Department, and if granted, shall not result in any additional permit fees.

Portable Storage – AR-I District (cont'd)

- 2.3.1.9.4 The portable storage structure shall be set back a minimum of 15 feet from any side or rear lot lines, and 40 feet from any front property line.
 - 2.3.1.9.5 The portable storage structure shall be set back a minimum of five feet from the nearest wall of a building.
 - 2.3.1.9.6 The portable storage structure shall be required to be placed on a paved, concrete, other appropriate impervious surface, or be placed on blocks.
 - 2.3.1.9.7 Portable storage structures associated with construction at a property where a building permit has been issued are permitted for the duration of construction activities on the property and shall be removed from the property within fourteen days of the issuance of a certificate of occupancy. Portable storage structures associated with construction are exempt from Sections 2.3.1.9.1 through 2.3.1.9.6.
-

Portable Storage – Commercial Districts

- 2.4.2.12 Portable Storage Structures: The use of portable storage structures are allowed in the Commercial Districts under the following conditions:
 - 2.4.2.12.1 There must be no more than one portable storage structure per property.
 - 2.4.2.12.2 The portable storage structure must be no larger than ten feet wide, twenty feet long, and 10 feet high.
 - 2.4.2.12.3 A portable storage structure shall not remain at any property in excess of 45 consecutive days and shall not be placed on any one property in excess of 90 days in any calendar year. A building permit is required for placement of a portable storage structure on a property.
 - 2.4.2.12.3.1 The Permit for a portable storage structure may be extended upon approval by the Building Department when an applicant demonstrates a reasonable hardship necessitating the extension. Such extension shall be made in writing to the Building Department, and if granted, shall not result in any additional permit fees.
-

Portable Storage – Commercial Districts (cont'd)

- 2.4.2.12.4 The portable storage structure shall be set back a minimum of 30 feet from any side or rear lot lines, and 60 feet from any front property line.
 - 2.4.2.12.5 The portable storage structure shall be set back a minimum of five feet from the nearest wall of a building.
 - 2.4.2.12.6 The portable storage structure shall be required to be placed on a paved, concrete, other appropriate impervious surface, or be placed on blocks, and shall not obstruct any required parking spaces on the site.
 - 2.4.2.12.7 Portable storage structures associated with construction at a property where a building permit has been issued are permitted for the duration of construction activities on the property and shall be removed from the property within fourteen days of the issuance of a certificate of occupancy. Portable storage structures associated with construction are exempt from Sections 2.4.2.12.1 through 2.4.2.12.6.
-

Portable Storage – Industrial Districts

- 2.5.1.3.12 Portable Storage Structures: The use of portable storage structures are allowed in the Industrial Districts under the following conditions:
 - 2.5.1.3.12.1 There must be no more than one portable storage structure per property.
 - 2.5.1.3.12.2 The portable storage structure must be no larger than ten feet wide, twenty feet long, and 10 feet high.
 - 2.5.1.3.12.3 A portable storage structure shall not remain at any property in excess of 45 consecutive days and shall not be placed on any one property in excess of 90 days in any calendar year. A building permit is required for placement of a portable storage structure on a property.
 - 2.5.1.3.12.3.1 The Permit for a portable storage structure may be extended upon approval by the Building Department when an applicant demonstrates a reasonable hardship necessitating the extension. Such extension shall be made in writing to the Building Department, and if granted, shall not result in any additional permit fees.
-

Portable Storage – Industrial Districts (cont'd)

- 2.5.1.3.12.4 The portable storage structure shall be set back a minimum of 20 feet from any side or rear lot lines, and 30 feet from any front property line.
 - 2.5.1.3.12.5 The portable storage structure shall be set back a minimum of five feet from the nearest wall of a building.
 - 2.5.1.3.12.6 The portable storage structure shall be required to be placed on a paved, concrete, other appropriate impervious surface, or be placed on blocks, and shall not obstruct any required parking spaces on the site.
 - 2.5.1.3.12.7 Portable storage structures associated with construction at a property where a building permit has been issued are permitted for the duration of construction activities on the property and shall be removed from the property within fourteen days of the issuance of a certificate of occupancy. Portable storage structures associated with construction are exempt from Sections 2.5.1.3.12.1 through 2.5.1.3.12.6.
-

Portable Storage – Definition

- **STORAGE STRUCTURE, PORTABLE:** any container, storage unit, shed-like container, other than an accessory building or shed complying with all building codes and land use requirements, that can be used for storage of personal property of any kind and which is located for such purposes outside an enclosed building.
-

Stonewall Preservation & Reconstruction

Subdivision & Site Plan Regulations Amendments

Public Hearing

April 9, 2008

Summary of Proposed Changes

- Subdivision Regulations:
 - Amend Section 3.09.A, adding new subsection "i" setting forth the standards for stonewall protection and reconstruction, as well as application requirements for subdivision applications.
 - Site Plan Regulations:
 - Amend Section 3.09.c.11, adding new subsection "i" setting forth the standards for stonewall protection and reconstruction, as well as application requirements for subdivision applications.
-

Subdivision Regulation Text

- i. No person shall deface, alter the location, of, or remove any stonewall which was made for the purpose of marking the boundary of, or borders, any road in the Town of Londonderry, except upon written consent of the Planning Board with written comments from the Heritage Commission.
 - a. The Heritage Commission will use the following guidelines for making recommendations to the Planning Board for the reconstruction of stonewalls disturbed by construction activity:
 - i. Reconstruction should be done in a fieldstone farm-style wall.
 - ii. Use of existing boulders and fieldstone already in place is strongly recommended.
 - iii. Walls should be drystacked with a rustic level topline.
 - iv. The center of the wall should be filled with smaller native stone.
 - v. Stone should be used from the property and mixed as needed with native New England fieldstone.
 - vi. Walls should be no higher than 3 feet in height, and approximately 3-6 feet deep
 - vii. The Heritage Commission recommends applicants refer to Chapter 8 of "The Granite Kiss", by Kevin Gardner, Susan Allport, and Guillermo Nunez (ISBN# 0881505463, © 2003, Countryman Press)
 - b. The Applicant shall take photographs of existing stonewalls that are proposed to be disturbed by development. These photographs will be made part of the project file, and can be utilized by the Heritage Commission as they make recommendations on stonewall disturbances.

Site Plan Regulation Text

- i. The Heritage Commission will use the following guidelines for making recommendations to the Planning Board for the reconstruction of stonewalls disturbed by construction activity:
 - a. Reconstruction should be done in a fieldstone farm-style wall.
 - b. Use of existing boulders and fieldstone already in place is strongly recommended.
 - c. Walls should be drystacked with a rustic level topline.
 - d. The center of the wall should be filled with smaller native stone.
 - e. Stone should be used from the property and mixed as needed with native New England fieldstone.
 - f. Walls should be no higher than 3 feet in height, and approximately 3-6 feet deep
 - g. The Heritage Commission recommends applicants refer to Chapter 8 of "The Granite Kiss", by Kevin Gardner, Susan Allport, and Guillermo Nunez (ISBN# 0881505463, © 2003, Countryman Press)
- ii. The Applicant shall take photographs of existing stonewalls that are proposed to be disturbed by development. These photographs will be made part of the project file, and can be utilized by the Heritage Commission as they make recommendations on stonewall disturbances.

Effect of amendments

- The amendments will **only apply** to those projects seeking site plan or subdivision approval.
 - The amendments will **NOT** be applicable to any changes made to stonewalls in accordance with RSA 472:6 occurring outside of either site plan or subdivision review.
-

Resolution 95-8

Introduced: 6/05/95

Adopted: 6/19/95

- DRAFT 8 (3/6/08) -

STREET NUMBERING SYSTEM

WHEREAS the Town Council wish to provide a means for expedient emergency response by Fire, Police, Rescue and other emergency service; and,

WHEREAS the Town Council wish to provide property owners with a convenient and systematic means of identifying property which will serve as a mail delivery address and assist in the proper delivery of utility and other services; and,

WHEREAS the standards set forth in this system are made for the purpose of promoting the public health, safety and general welfare by providing the means for permanent and orderly identification of all structures within the Town.

NOW THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Londonderry hereby adopts the provisions of RSA 231:133-a, "Address Numbers on Streets and Highways", establishing a procedure for administration and enforcement of a uniform addressing system for residential, multi-family and non-residential structures within the Town of Londonderry, New Hampshire.

BE IT FURTHER RESOLVED, that the Town Council adopt as policy the following numbering system:

I. **Numbering System:**

- A. For purposes of establishing street numbers, a street shall be considered any access, whether public or private, which services two or more primary buildings or vacant lots.
- B. All streets or ways shall be numbered, with odd numbers assigned to the left side from their starting point, and even numbers assigned to the right side from their starting point.
- C. Numbers shall be assigned to a street for every one hundred fifty foot (150") interval of frontage on streets or ways, as measured from the starting point of each street. Exceptions can be made for small acreage lots where frontage exceeds 150 feet.
- D. Numbers shall be assigned as nearly as possible in a direction radiating from the East to West and South to North.
- E. Dead end streets or ways shall be numbered from their entrance.
- F. Where lot sizes are such that more than one number may apply to the lot, numbers shall be assigned based on the location of the structure within the total lots range.
- G. Buildings on a corner lot shall be assigned a number during site plan or subdivision review.

- DRAFT 8 (3/6/08) -

STREET NUMBERING SYSTEM

- H. Commercial and industrial structures situated on one lot, (i.e., shopping centers, malls, or other commercial structures) shall be assigned one street number. Units shall be internally numbered according to a logical pattern approved by Assessor's Office and the Emergency 911 Coordinator. Detached units shall be assigned letters, (i.e., A, B, C).
- I. Multiple homes, mobile homes, or other permanent units situated on the same lot that share a common driveway and shall be assigned the same number followed by a letter. (Example: 354A, 354B)
- J. Duplexes shall be assigned one street number followed by a letter designation of "A" for left and "B" for right. (Example: 225A, 225B)
- K. Mobile homes - units within parks shall be numbered with a typical street number.
- L. Multi-family dwellings including condominium complexes shall be assigned a typical number whenever possible.

II. Administration:

- A. This numbering system shall be administered by the Town Assessor in coordination with the E-911 Coordinator.
- B. Street numbers for new structures shall be assigned during the DRC (Design Review Committee) process and shall be placed on the plan prior to approval.
- C. The Fire Inspector shall verify that assigned numbers are displayed in a manner consistent with this policy prior to issuing a Certificate of Occupancy (CO) permit for new structures.

III. Numbering Requirements:

- A. All structures, whether residential, or non-residential, shall be required to display the assigned street number in the manner described in this system.
- B. All numbers shall be displayed in Arabic Form. (Example: 0, 1, 2, 3, 4, 5, 6, 7, 8, 9).
- C. Mailbox numbers shall be a minimum of three inches (3") high and two and one half inches (2 ½") wide, of reflecting material and contrasting colors.
- D. Numbers on residential structures shall be a minimum of four inches (4") high and a color which contrasts with the structure.
- E. Numbers on non-residential structures shall be a minimum of eight inches (8") high and a color which contrasts with the structure, placed for high visibility.

- DRAFT 8 (3/6/08) -

STREET NUMBERING SYSTEM

IV. **Number Location:**

A. ***Structures Visible from the Street:***

1. Where a structure is visible from the street and the numbers are legible from the roadway, the number shall be affixed near the front door of the structure.

B. ***Structures Not Visible from the Street:***

1. Where a structure is not visible from the street or is otherwise situated so as to make a number display ineffective, the number shall be displayed at the access entrance.
2. Numbers shall be displayed in combination with property or business signs. Where signs are perpendicular to the street, numbers shall be displayed on both sides of the sign.

C. ***Mailboxes:***

Numbers meeting the height and width requirement may be placed on both sides of mailbox. If mailboxes are clustered or on the opposite side of the road from the structure, the street number shall be placed on the front of the mailbox.

D. ***Unauthorized Building Numbers Prohibited:***

No person shall affix, allow to be affixed, or remain on a building in the Town of Londonderry, New Hampshire, any different number from the one designated by the system, with the exception of dates affixed for historical purposes. Dates affixed for historical purposes shall be of a different design and placed far enough away from the street number so as not to be confused with the street number.

V. **Appeal Process (Incorporate Resolution From 2006):**

***TOWN COUNCIL
TOWN OF LONDONDERRY, NH***

4.1 BOARD OF ADJUSTMENT

4.1.1 Authority

After the adoption of this Ordinance, the Town Council shall be and are hereby authorized to appoint the Board of Adjustment contemplated by such Zoning Ordinance, such Board to conform in membership and duties to the provisions of Chapter 674 NH Revised Statutes Annotated. Thereafter the Town Council shall be responsible for filling vacancies and maintaining full membership on the Board of Adjustment.

4.1.2 Purpose and Responsibilities

In accordance with RSA 674:33, the Board of Adjustment will have the following powers.

- 4.1.2.1 To hear and decide appeals where it is alleged there is an error in any order, requirements, decision or determination made by an administrative official in the enforcement hereof or of any ordinance adopted pursuant thereto.
- 4.1.2.2 To hear and decide special exceptions to the terms of the Ordinance upon which such Board is required to pass under such Ordinance.
- 4.1.2.3 Permit variances from any provisions of this Ordinance where it can be shown that unnecessary hardship would otherwise result and where such variances would not be contrary to the public interest.
- 4.1.2.4 To decide to hear appeals on decisions made in carrying out responsibilities 4.1.2.1 through 4.1.2.3.

4.1.3 Public Hearing

All requests for Board of Adjustment decisions will be heard in front of a public hearing. Public notices will be posted and all abutters will be notified of the hearing by certified mail.

4.1.4 Application Procedures

All requests for Board of Adjustment consideration will be accompanied by an application and fee made directly to the Secretary of the Board of Adjustment in the form required by the Board. The Board of Adjustment will annually recommend a fee, based on the previous year's operating expenses.

4.1.5 Special Exception Uses for Commercial and Industrial Uses

In deciding whether or not to grant a special exception, the Board of Adjustment will follow these guidelines.

- 4.1.5.1 Such use shall be one which is specifically authorized by ordinance as a special exception use in the district within which such particular site is located.
- 4.1.5.2 For every special exception use, the Board shall make a specific finding, after a public hearing in the manner provided by law, that such use will not cause or create a nuisance or hazard to adjacent properties.
- 4.1.5.3 For every special exception use, the Board shall determine that there is appropriate provision for access facilities adequate for the estimated traffic from public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion. Vehicular entrances and exits shall be clearly visible from the street.
- 4.1.5.4 For every special exception use, the Board may require protective screening. Existing natural growth may be considered as part of the screen. A planting plan specifying type, size and location of existing and proposed plant material shall be required.
- 4.1.5.5 For every special exception use, the Board shall determine that there are fully adequate parking areas and off-street truck loading spaces in conformity with this Ordinance and

all other pertinent ordinances, for the anticipated number of occupants, employees and patrons, and that the layout of the parking spaces, truck loading berths and interior driveways is convenient and conducive to safe operation.

- 4.1.5.6 For every special exception use where the installation of outdoor flood or spot lighting is intended, the Board shall determine that such lighting will not shine directly upon an abutting property, nor upon the street. No unshielded lights shall be permitted.
- 4.1.5.7 For every special exception use, the Board shall determine that adequate provisions will be made for collection and disposal of storm water run-off from the site.
- 4.1.5.8 The Board of Adjustment, if it deems the situation necessary, may require input from the Planning Board concerning the location and site layout for a special exception request.
- 4.1.5.9 The Board of Adjustment shall also have original jurisdiction and power to grant a special exception use on a particular site, without a finding of unnecessary hardship, but subject to the guiding principles, standards, conditions, and safeguards contained in this Section to the extent applicable and in the manner provided by law.
- 4.1.5.10 The Board's decision to grant a permit for a special exception use shall be made only after public and other notification, and hearing pursuant to the Rules of Procedure of the Board. Said permit shall apply specifically to the application and plans submitted and presented at said public hearing by the Board of Adjustment as a special new exception use.
- 4.1.5.11 A special exception use, for which a permit is granted by the Board of Adjustment pursuant to the provisions of this section, shall be construed to be a conforming use.
- 4.1.5.12 Special Exceptions for Wireless Communications Facilities shall be subject to both the requirements of Section 4.1.5 and 3.9.8.

4.1.6 **Special Exceptions for Residential Garage Setbacks**

A special exception may be granted to reduce side and/or rear yard setback requirements for garages (only applicable for residential use, and not for the conduct of any business activities) in the AR-I District subject to all of the following conditions:

- 4.1.6.1 The lot must not have been created by a subdivision that occurred after January 1, 2004;
- 4.1.6.2 A finding by the Zoning Board of Adjustment that there is some existing pattern in the area for garage setbacks smaller than those required;
- 4.1.6.3 Locating the garage in conformance with the side and/or rear yard requirements would significantly impact existing vegetation, views from the residence, use of the yard, or site circulation; or is impractical due to lot dimensions or other constraints;
- 4.1.6.4 If a new driveway serves the garage, it must have an approved Driveway Permit issued by the Department of Public Works & Engineering, prior to the public hearing;
- 4.1.6.5 The proposed garage must be set back at least 10 feet from any existing building located on an adjacent lot;
- 4.1.6.6 The proposed garage must be designed to blend with the architectural character of the neighborhood (siding, roof pitch, etc.). Elevation drawings must be submitted to and approved by the ZBA;
- 4.1.6.7 The garage does not exceed 24 feet in either length or width; and
- 4.1.6.8 The garage walls do not exceed 10 feet in height (the roof may exceed this 10 foot limit).

4.1.7 **Special Exceptions for Historic Structures**

A special exception may be granted to reduce setback requirements for "historic structures," as identified in the Town's "Historic Properties Preservation Task Force - Task Force Summary & Recommendations Report" (on file with the Planning Department and Heritage

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Commission, hereinafter referred to as “the report”), as most recently updated, subject to all of the following conditions:

4.1.7.1 The structure must meet the definition of “Historic Structure” as defined by the report and be listed in appendix 1 of the report;

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4.1.7.2 A finding by the Zoning Board of Adjustment that:

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4.1.7.2.1 The proposed construction will not make the structure ineligible for listing in the report by resulting in the structure retaining less than 75% of it's original external features; **OR**

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4.1.7.2.2 The Heritage/Historic District Commission has determined that the structure remains eligible despite modifications to the structure (as provided for in the definition in the report);

4.1.7.3 The proposed construction must be designed to blend with the architectural character of the historic nature of the existing structure. Elevation drawings must be submitted to and approved by the ZBA;

4.1.7.4 Locating an addition in conformance with the setback requirements would significantly impact existing vegetation, views from the residence, use of the yard, or site circulation; or is impractical due to lot dimensions or other constraints;

4.1.7.5 The proposed construction/addition must be set back at least 10 feet from any existing building located on the lot or on an adjacent lot; and

4.1.7.6 The proposal must have been reviewed by the Heritage/Historic District Commission and written recommendations of the Commission forwarded to the ZBA.

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4.1.8 Restrictions

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4.1.8.1 The granting of any variance or special exception will be subject to all restrictions stipulated by the Board of Adjustment at the time of the public hearing.

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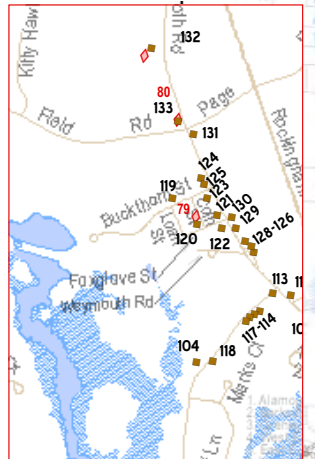
4.1.8.2 When applicable, building permits must be obtained from the Building Department within twelve (12) months following the granting of a variance (or special exception use) or the variance or exception will become null and void.

Properties Eligible for Inclusion in a Historic Properties Overlay District Londonderry, NH



- Site # - Address - Year Built**
- 1 - 29 Bockes Rd - 1860
 - 2 - 27 Bockes Rd - 1957
 - 3 - 2 Bockes Rd - 1830
 - 4 - 6 Griffin Av - 1735
 - 5 - 24 Griffin Rd - 1722
 - 6 - 5 Chase Rd - 1742
 - 7 - 23 High Range Rd - 1890
 - 8 - 23 Parmenter Rd - 1870
 - 9 - 15 Parmenter Rd - 1773
 - 10 - 11 Avery Rd - 1740
 - 11 - 4 Avery Rd - 1870
 - 12 - 45 South Rd - 1800
 - 13 - 163 Mammoth Rd - 1880
 - 14 - 87 Kendall Pond Rd - 1900
 - 15 - 78 Wiley Hill Rd - 1780
 - 16 - 46 High Range Rd - 1750
 - 17 - 119 Adams Rd - 1800
 - 18 - 24 High Range Rd - 1850
 - 19 - 27 High Range Rd - 1721
 - 20 - 54 Elwood Rd - 1820
 - 21 - 77 High Range Rd - 1782
 - 22 - 105 Wiley Hill Rd - 1780
 - 23 - 113 High Range Rd - 1740
 - 24 - 121 High Range Rd - 1782
 - 25 - 208 Pillsbury Rd - 1880
 - 26 - 192 Pillsbury Rd - 1852
 - 27 - 186 Pillsbury Rd - 1800
 - 28 - 140 Pillsbury Rd - 1760
 - 29 - 258 Mammoth Rd - 1856
 - 30 - 256 Mammoth Rd - 1837
 - 31 - 234 Mammoth Rd - 1750
 - 32 - 9 Peabody ROW - 1843
 - 33 - 23 Peabody ROW - 1850
 - 34 - 25 Peabody ROW - 1850
 - 35 - 27 Peabody ROW - 1830
 - 36 - 27 Cross Rd - 1841
 - 37 - 4 Young Rd - 1802
 - 38 - 2 Young Rd - 1890
 - 39 - 3 Crosby Ln - 1830
 - 40 - 183 Mammoth Rd - 1877
 - 41 - 195 Mammoth Rd - 1840
 - 42 - 176 Mammoth Rd - 1810
 - 43 - 28 Peabody ROW - 1875
 - 44 - 24 Peabody ROW - 1725
 - 45 - 2 Peabody ROW - 1890
 - 46 - 49 Adams Rd - 1760
 - 47 - 104 Adams Rd - 1880
 - 48 - 100 High Range Rd - 1800
 - 49 - 84 High Range Rd - 1860
 - 50 - 62 High Range Rd - 1782
 - 51 - 29 Peabody ROW - 1860
 - 52 - 50 Gilcrest Rd - 1725
 - 53 - 2 Gilcrest Rd - 1850
 - 54 - 17 McAllister Dr - 1885
 - 55 - 328 Mammoth Rd - 1840
 - 56 - 326 Mammoth Rd - 1739
 - 57 - 302 Mammoth Rd - 1810
 - 58 - 11 Sargent Rd - 1760
 - 59 - 126 Pillsbury Rd - 1837
 - 60 - 132 Pillsbury Rd - 1880
 - 61 - 260 Mammoth Rd - 1860
 - 62 - 68 Pillsbury Rd - 1730
 - 63 - 29 Hardy Rd - 1749
 - 64 - 45 Hardy Rd - 1820
 - 65 - 87 Pillsbury Rd - 1780
 - 66 - 74 Gilcrest Rd - 1800
 - 67 - 2 Hardy Rd - 1880
 - 68 - 22 Pillsbury Rd - 1880
 - 69 - 42 Pillsbury Rd - 1840
 - 70 - 14 Londonderry Rd - 1900
 - 71 - 3 Nashua Rd - 1900
 - 72 - 104 Litchfield Rd - 1943
 - 73 - 17 Kimball Rd - 1782
 - 74 - 24 Watts Rd - 1790
 - 75 - 36 Kimball Rd - 1860
 - 76 - 74 Litchfield Rd - 1839
 - 77 - 99 Litchfield Rd - 1860
 - 78 - 16 Harvey Rd - 1732
 - 79 - 242 High Range Rd - 1780
 - 80 - 24 Litchfield Rd - 1890
 - 81 - 2 Kelly Rd - 1780
 - 82 - 14 Kelly Rd - 1851
 - 83 - 11 Bancroft Rd - 1900
 - 84 - 370 Mammoth Rd - 1900
 - 85 - 390 Mammoth Rd - 1890
 - 86 - 421 Mammoth Rd - 1820
 - 87 - 421 Mammoth Rd - 1820
 - 88 - 2 Litchfield Rd - 1800
 - 89 - 442 Mammoth Rd - 1862
 - 90 - 445 Mammoth Rd - 1752
 - 91 - 444 Mammoth Rd - 1773
 - 92 - 32 Bartley Hill Rd - 1792
 - 93 - 42 Stonehenge Rd - 1740
 - 94 - 49 Stonehenge Rd - 1804
 - 95 - 94 Hardy Rd - 1782
 - 96 - 82 Howe Rd - 1900
 - 97 - 79 Stonehenge Rd - 1839
 - 98 - 16 Perkins Rd - 1780
 - 99 - 100 - 42 Perkins Rd - 1784
 - 100 - 25 Coteville Rd - 1845
 - 101 - 52 Harvey Rd - 1850
 - 102 - 162 Litchfield Rd - 1782
 - 103 - 18 Hall Rd - 1900
 - 104 - 459 Mammoth Rd - 1830
 - 105 - 42 Clark Rd - 1880
 - 106 - 463 Mammoth Rd - 1787
 - 107 - 467 Mammoth Rd - 1894
 - 108 - 511 Mammoth Rd - 1750
 - 109 - 504 Mammoth Rd - 1898
 - 110 - 12 Stokes Rd - 1900
 - 111 - 512 Mammoth Rd - 1900
 - 112 - 9 Old Nashua Rd - 1930
 - 113 - 521 Mammoth Rd - 1850
 - 114 - 5 Hall Rd - 1880
 - 115 - 7 Hall Rd - 1850
 - 116 - 7A Hall Rd - 1882
 - 117 - 9 Hall Rd - 1870
 - 118 - 15 Hall Rd - 1780
 - 119 - 4 Buckthorn St - 1898
 - 120 - 1 Coin St - 1896
 - 121 - 535 Mammoth Rd - 1920
 - 122 - 537 Mammoth Rd - 1880
 - 123 - 541 Mammoth Rd - 1880
 - 124 - 547 Mammoth Rd - 1920
 - 125 - 545 Mammoth Rd - 1920

Londonderry Village Inset



Potential Overlay Parcels

Site #	Parcel ID	Address
108	0151060	467 Mammoth Rd
107	0151040	463 Mammoth Rd
105	0150151	459 Mammoth Rd
92	0120810	444 Mammoth Rd
91	0120790	445 Mammoth Rd
90	0120780	442 Mammoth Rd
88	0120670	421 Mammoth Rd
87	0120680	2 Litchfield Rd
86	0120590	2 Litchfield Rd
85	0120521	390 Mammoth Rd
81	0090530	260 Mammoth Rd
59	0090500	126 Pillsbury Rd
57	0090390	302 Mammoth Rd
56	0090300	326 Mammoth Rd
55	0090280	328 Mammoth Rd
42	0060721	176 Mammoth Rd
41	0060660	195 Mammoth Rd
40	0060605	183 Mammoth Rd
31	0060121	234 Mammoth Rd
29	0060190	258 Mammoth Rd
13	0031080	163 Mammoth Rd
11	0020320	4 Avery Rd
9	0020110	15 Parmenter Rd
6	0010620	5 Chase Rd
3	0010060	2 Bockes Rd

- Barn Inventory**
- Site # - Address - Year Built**
- 1 - 2 Bockes Rd - 1920
 - 2 - 6 Griffin Av - 1930
 - 3 - 37 Mammoth Rd - 1809
 - 4 - 18 Hall Rd - 1900
 - 5 - 15 Parmenter Rd - 1773
 - 6 - 11 Avery Rd - 1740
 - 7 - 7 - 11 Avery Rd - 1740
 - 8 - 31 South Rd - 1925
 - 9 - 31 South Rd - 1925
 - 10 - 14 South Rd - 1900
 - 11 - 12 Stokes Rd - 1900
 - 12 - 9 Old Nashua Rd - 1930
 - 13 - 87 Kendall Pond Rd - 1900
 - 14 - 116 Wiley Hill Rd - 1900
 - 15 - 106 Wiley Hill Rd - 1900
 - 16 - 78 Wiley Hill Rd - 1806
 - 17 - 109 High Range Rd - 1900
 - 18 - 46 High Range Rd - 1882
 - 19 - 54 Elwood Rd - 1920
 - 20 - 53 High Range Rd - 1900
 - 21 - 87 High Range Rd - 1900
 - 22 - 186 Pillsbury Rd - 1800
 - 23 - 140 Pillsbury Rd - 1900
 - 24 - 23 Peabody R - 1850
 - 25 - 25 Peabody R - 1900
 - 26 - 173 Mammoth Rd - 1880
 - 27 - 174 Nashua Rd - 1920
 - 28 - 27 Cross Rd - 1850
 - 29 - 34 Cross Rd - 1882
 - 30 - 4 Young Rd - 1850
 - 31 - 4 Young Rd - 1900
 - 32 - 195 Mammoth Rd - 1900
 - 33 - 195 Mammoth Rd - 1900
 - 34 - 40 Buttrick Rd - 1800
 - 35 - 40 Buttrick Rd - 1800
 - 36 - 40 Buttrick Rd - 1800
 - 37 - 28 Peabody R - 1875
 - 38 - 28 Peabody R - 1881
 - 39 - 24 Peabody R - 1825
 - 40 - 24 Peabody R - 1825
 - 41 - 104 Adams Rd - 1900
 - 42 - 231 Mammoth Rd - 1900
 - 43 - 62 High Range Rd - 1782
 - 44 - 29 Peabody R - 1900
 - 45 - 328 Mammoth Rd - 1930
 - 46 - 68 Pillsbury Rd - 1900
 - 47 - 29 Hardy Rd - 1747
 - 48 - 87 Pillsbury Rd - 1920
 - 49 - 74 Gilcrest Rd - 1800
 - 50 - 104 Gilcrest Rd - 1850

- Barn Inventory**
- Site # - Address - Year Built**
- 52 - 21 Pillsbury Rd - 1880
 - 53 - 46 Ash St -
 - 53 - 17 Kimball Rd - 1782
 - 54 - 36 Kimball Rd - 1920
 - 55 - 36 Kimball Rd - 1920
 - 56 - 99 Litchfield Rd - 1860
 - 57 - 42 Litchfield Rd - 1900
 - 58 - 42 Litchfield Rd - 1900
 - 59 - 38 Litchfield Rd - 1900
 - 60 - 24 Litchfield Rd - 1890
 - 61 - 7 Litchfield Rd - 1910
 - 62 - 11 Bancroft Rd - 1920
 - 63 - 370 Mammoth Rd - 1930
 - 64 - 390 Mammoth Rd - 1900
 - 65 - 421 Mammoth Rd - 1820
 - 66 - 2 Litchfield Rd - 1910
 - 67 - 445 Mammoth Rd - 1800
 - 68 - 445 Mammoth Rd - 1800
 - 69 - 32 Bartley Hill Rd - 1880
 - 70 - 101 Hardy Rd - 1850
 - 71 - 94 Hardy Rd - 1800
 - 72 - 79 Stonehenge Rd - 1839
 - 73 - 79 Stonehenge Rd - 1839
 - 74 - 22 Perkins Rd - 1890
 - 75 - 6 Coteville Rd - 1900
 - 76 - 1 Coteville Rd - 1900
 - 77 - 35 Clark Rd - 1900
 - 78 - 463 Mammoth Rd - 1779
 - 79 - 3 Coin St - 1900
 - 80 - 559 Mammoth Rd - 1900
 - 81 - 9 Auburn Rd - 1900
 - 82 - 16 Wilson Rd - 1900
 - 83 - 16 Wilson Rd - 1900
 - 84 - 38 Grenier Field Rd - 1840
 - 85 - 563 Mammoth Rd - 1896

Legend

- Historic Sites or Structures
- Barns Constructed before 1930
- Potential Historic Overlay Parcels
- Zoning Districts**
- Agricultural-Residential (AR-I)
- Multi-Family Residential (R-II)
- Commercial I (C-I)
- Commercial II (C-II)
- Commercial III (C-III)
- Commercial IV (C-IV)
- Industrial I (IND-I)
- Industrial II (IND-II)

Properties indicated on this map were first identified by Boy Scouts from Troop 426 based on a review of Londonderry assessing records. Property age information is maintained by the assessing department and represents an approximation of the original year of construction of primary buildings.

Members of the Historic Properties Protection Task Force have reviewed each property and determined that they are either historic sites or historic structures that meet the following criteria:

- 100 years or greater in age
- Significant example of a significant period or style
- Retain core original external features

Map	Lot	Sublot	Parcel ID	Location	AYB
001	006	0	001 006 0	2 BOCKES RD	1830
001	062	0	001 062 0	5 CHASE RD	1742
002	011	0	002 011 0	15 PARMENTER RD	1773
002	032	0	002 032 0	4 AVERY RD	1870
003	108	0	003 108 0	163 MAMMOTH RD	1880
006	019	0	006 019 0	258 MAMMOTH RD	1856
006	021	2	006 021 2	234 MAMMOTH RD	1750
006	065	0	006 065 0	183 MAMMOTH RD	1877
006	066	0	006 066 0	195 MAMMOTH RD	1840
006	072	1	006 072 1	176 MAMMOTH RD	1810
009	028	0	009 028 0	328 MAMMOTH RD	1840
009	030	0	009 030 0	326 MAMMOTH RD	1739
009	039	0	009 039 0	302 MAMMOTH RD	1810
009	050	0	009 050 0	126 PILLSBURY RD	1837
009	053	0	009 053 0	260 MAMMOTH RD	1860
012	052	1	012 052 1	370 MAMMOTH RD	1900
012	059	0	012 059 0	390 MAMMOTH RD	1890
012	067	0	012 067 0	421 MAMMOTH RD	1820
012	068	0	012 068 0	2 LITCHFIELD RD	1800
012	078	0	012 078 0	442 MAMMOTH RD	1862
012	079	0	012 079 0	445 MAMMOTH RD	1752
012	081	0	012 081 0	444 MAMMOTH RD	1773
015	015	1	015 015 1	459 MAMMOTH RD	1830
015	104	0	015 104 0	463 MAMMOTH RD	1787
015	106	0	015 106 0	467 MAMMOTH RD	1894

Parcels for Potential Historic Overlay

Arthur Rugg/BOS2/VRTX
04/15/2008 11:05 AM

To maggie.hassan@leg.state.nh.us,
peter.burling@leg.state.nh.us,
betsi.devries@leg.state.nh.us,
cc robert.clegg@leg.state.nh.us, al.baldasaro@leg.state.nh.us,
bladensfield@hotmail.com, buppadan@comcast.net,
frank_emiro@yahoo.com, jimheadd@comcast.net,
bcc
Subject House Bill 1472

Ladies and Gentlemen:

The Town of Londonderry Planning Board has unanimously supported the content of the attached letter regarding House Bill 1472. We thank you and appreciate your attention to this legislation because of its disruptive effect on the municipal planning process.

Sincerely,

Arthur E. Rugg, Chair
Town of Londonderry Planning Board



Londonderry PB Response to HB 1472 signed letter.doc

4-16-08
This is all of
the E-mail
communications
for the letter
to be attached
to the 4-9-08
meeting minutes
ART



TOWN OF LONDONDERRY

Planning Board

268B Mammoth Road
Londonderry, NH 03053
(603) 432-1100 Ext. 1134

Honorable Margaret W. Hassan, Chair
Senate Public and Municipal Affairs Committee
Legislative Office Building, Room 101
Concord, NH 03301

Re: House Bill 1472 – Town of Londonderry Planning Board Response

Dear Senator Hassan and Members of the Committee:

The Town of Londonderry Planning Board would like to submit its opinion on HB1472 concerning Workforce Housing.

This Bill is conceptually good, but when reviewing it with closer scrutiny, there are two issues of concern:

- 1) Concerning “Workforce Housing Opportunities”, definition needs to be given to the terms “reasonable” and “realistic opportunities”. Leaving this interpretation up to developers and lawyers removes the local exercise of land use control and allows control to be placed in the hands of those who could have interests far beyond their stated reasons for workforce housing. The municipality would lose the planning function and essentially make any recourse final and costly.
- 2) The Bill’s RSA 674:60 (paragraph II) concerning court hearings within six months sets unrealistic timeframes for both the municipality and courts. Paragraph II should be deleted, keeping the current due process.

The State needs to work with municipalities to encourage workforce housing and provide incentives for doing so. For example, a developer can dedicate a portion or all of their housing for workforce housing and it can remain that way in perpetuity. The State can make provisions for this through legislation. The avenue for promoting workforce housing is not one-way and the State, its municipalities and the development and financial communities must work together. The planning function should remain at the municipal level where communities such as Londonderry are actively working to address workforce housing. HB1472 would be disruptive of our planning process.

The Town of Londonderry Planning Board is in unanimous support of this letter.

Sincerely,

Arthur E. Rugg, Chair
Town of Londonderry Planning Board

From: CHUCKTILGNER@cs.com
Subject: Re: Letter about HB1472
To: lieserugg@earthlink.net

Hi Art, I think your letter is very good as is. I can't think of anything to make it better. Chuck

From: LYNN WILES <lynnbwiles@verizon.net>
Subject: Re: Letter about HB1472
To: Julie Liese and Arthur Rugg <lieserugg@earthlink.net>

Hi Art-

Sorry to miss the PB meetin Wednesday night. I'm in Plano, Texas on business. Interesting to see how an area with no history, and lots of land, is developed. Strip malls, chain restaurants, 6 lane boulevards on one mile grids. We may have our challanges in Londonderry, but at leats we have some personality and character.

One other concern I had is that the bill allowed work force housing to be constructed in any zone that allowed residential development. I read this as allowing multi-family work force housing in the AR-I zone. I believe the multi-family style development should be limited to the RIII zone.

Lynn Wiles

Julie Liese and Arthur Rugg <lieserugg@earthlink.net> wrote:

Hi all,

Attached is first draft of the Planning Board's letter to the Senate Public and Municipal Affairs Committee concerning HB1472.

Any and all suggestions and comments are appreciated by end of day Monday, 14 April 2008.

Thanks,
Art

From: "Laura El-Azem" <lelizem@hotmail.com>
To: "Julie Liese and Arthur Rugg" <lieserugg@earthlink.net>
Subject: Re: Letter about HB1472

Art, looks fine, except the word "lose" is misspelled as "loose" in the last sentence of numbered paragraph 1).

=> The municipality would loose the planning function and essentially make any recourse final and costly.

Thanks!

Laura

----- Original Message ----- From: "Julie Liese and Arthur Rugg" <lieserugg@earthlink.net>
To: <agarron@londonderrynh.org>; <cdirdsa@londonderrynh.org>; <chris-davies@att.net>;
<chucktilgner@cs.com>; <jrtrottier@londonderrynh.org>; <jwfarrelljr@hotmail.com>;
<kathy@imageability.com>; <lelizem@hotmail.com>; <lynnbwiles@verizon.net>;
<melissa_nemon@yahoo.com>; <mjws2000@comcast.net>; <rbrideau@londonderrynh.org>;
<tthompson@londonderrynh.org>; <arthur_rugg@vrtx.com>; <wrnichols@comcast.net>
Sent: Sunday, April 13, 2008 11:21 AM
Subject: Letter about HB1472

Hi all,

Attached is first draft of the Planning Board's letter to the Senate Public and Municipal Affairs Committee concerning HB1472.

Any and all suggestions and comments are appreciated by end of day Monday, 14 April 2008.

Thanks,
Art



John Farrell
<jwfarrelljr@hotmail.com>
04/13/2008 01:42 PM

To "Arthur_Rugg@vrtx.com" <arthur_rugg@vrtx.com>
cc
bcc
Subject PB

History: This message has been replied to.

From: postmaster@mail.hotmail.com
To: jwfarrelljr@hotmail.com
Date: Sun, 13 Apr 2008 08:35:10 -0700
Subject: Delivery Status Notification (Failure)

This is an automatically generated Delivery Status Notification.

Delivery to the following recipients failed.

lieserugg@earthlink.net

--Forwarded Message Attachment--

From: jwfarrelljr@hotmail.com
To: lieserugg@earthlink.net
Subject: RE: Letter about HB1472
Date: Sun, 13 Apr 2008 15:34:53 +0000

Art

I will take a look at the letter again later today but by first pass it is brief and to the point I think that probably works best.

John

> Date: Sun, 13 Apr 2008 11:21:36 -0400
> To: agarron@londonderrynh.org; cdirsa@londonderrynh.org; chris-davies@att.net;
chucktilgner@cs.com; jrtrottier@londonderrynh.org; jwfarrelljr@hotmail.com;
kathy@imageability.com; lelazem@hotmail.com; lynnbwiles@verizon.net;
melissa_nemon@yahoo.com; mjws2000@comcast.net; rbrideau@londonderrynh.org;